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# Housing Policies Plan Amendment (CPAM 2007-0001)

Loudoun County Planning Commission  
Public Input Session  
May 14, 2007

# Loudoun County Housing Policy

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- Current housing policies adopted July 2001
- Significant changes & new information
- Board initiated new CPAM in conjunction with fund consolidation and new program development
- Does not affect the recently adopted Retirement Housing policies

# Highlights of Proposed Changes

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- Outdated information removed
- New policies added
- Order re-arranged for better flow

## Current

23 policies

One long list

A few projections

## Proposed

31 policies

Organized into sections

Detailed current data

# Unmet Housing Needs -- 2005

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<u>AMI</u>	<u># Households</u>	<u>Supply*</u>	<u>Deficit</u>
Up to 30%	4,788	896	3,892 (81%)**
30% to 70%	17,514	7,043	10,471 (60%)
70% to 100%	25,398	15,666	9,732 (38%)
<b>Total</b>	<b>47,700</b>	<b>23,605</b>	<b>24,095 (50%)</b>

\*Units and assistance programs

\*\* % of HHs in Income Range

# Principles of New Policies

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- Residents and workers should be served by a range of housing opportunities
- Housing diversity is important to the health of the community
- The market cannot meet all areas of need
- Programs are required to address the needs of residents and workers priced out of the market

# Guiding Principles Policies

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- (New) 1. The County seeks to promote housing options for all people who work in Loudoun.
- (New) 2. County policies and programs will focus on the unmet housing needs of households earning up to 100% of the Washington Metropolitan Area Median Income (AMI) as that is the area of greatest need.
- (New) 3. The County will estimate unmet housing needs and housing programs will be evaluated for their effectiveness in addressing those needs.

# Guiding Principles Policies

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- (New) 4. Housing that is developed to fulfill unmet housing needs should be located near existing or planned employment centers, community centers, transit routes, and amenities.
- (New) 5. The County is committed to bring all existing substandard affordable housing up to current health and safety standards.
- (Revised) 6. The County encourages a variety of housing types and innovative designs to be developed in mixed-use communities to assist in fulfilling unmet housing needs.

# Guiding Principles Policies

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- 7. The County will require a mix of housing options appropriately located in communities to support a balanced development program.
- (Revised) 8. The County will encourage the development of housing for special needs populations integrated within existing and planned residential communities, particularly in areas within walking distance of convenience shopping and employment opportunities.



# Guiding Principles Policies

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- (Revised) 9. The County will promote the provision of an affordable range of housing types throughout the County.
- (Revised) 10. The County will promote the formation of public and private partnerships and facilitate the utilization of state and federal programs.
- (New) 11. The County supports the development of housing and of communities that apply universal design principles; defined as the simple design of both products and the built environment to be usable by people of all ages and abilities at little or no extra cost.

# Guiding Principles Policies

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- (New)12. The County encourages development that utilizes energy efficient design and construction principles, promotes high performance and sustainable buildings, and minimizes construction waste and other negative environmental impacts.

# Housing Supply Policies

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- (Revised) 1. The County will identify options for addressing unmet housing needs in the Transition Policy Area not covered by the ADU zoning ordinance and work toward an implementation plan.
  
- 2. The County will encourage preservation by adaptive re-use of existing rural farms structures, such as barns, for the development of affordable dwelling units, as defined in the Zoning Ordinance and in accordance with the policies in the *Revised General Plan*.

# Cooperation Policies

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- 1. The County will initiate a regional cooperative effort with neighboring jurisdictions to establish a dialogue and programs to address the provision of a healthy balance of jobs and housing in each jurisdiction.
- 2. The County will provide technical planning expertise and financial support to the Towns to assist them in establishing redevelopment and revitalization programs that provide affordable housing. Such programs might include a revitalization tax program, housing rehabilitation, the development of regulations that allow for a broad range of housing types and upper story residential uses over stores, etc.

# Cooperation Policies

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- (Revised) 3. The County will work in partnership with nonprofit and for-profit agencies committed to the provision of a wide range of affordable housing opportunities by offering technical and financial assistance.

# Funding Policies

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- (Revised) 1. Developers of residential and mixed-use projects are encouraged to include proffers to fulfill unmet housing needs in their development proposals.
- (Revised) 2. The County will establish a housing trust fund through a dedicated revenue source such as a portion of the County property tax or the recordation tax, to address unmet housing needs. The fund will be evaluated annually to determine its effectiveness and efficiency.

# Programs and Incentives Policies

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- (New) 1. The County will encourage the creation of programs, tools and incentives both publicly and privately developed that will fulfill unmet housing needs.
- (Revised) 2. The County will provide special incentives to stimulate the development of new housing projects when the applicant demonstrates the capacity to affect economic efficiencies in producing and sustaining affordable rents or sale prices over time.
- (Revised) 3. The County will adopt or develop and implement an employer-assisted housing program to help meet workers' housing needs.

# Programs and Incentives Policies

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■ 4. The County will develop and implement a revitalization tax program for housing rehabilitation to conserve existing affordable housing.

■ (New) 5. The County will consider establishing incentives, such as density bonuses or transfers; expedited application review; reductions or waiver of permit, development, and infrastructure fees or capital facilities contributions; tax abatements; and zoning modifications to meet annual housing goals and objectives.



# Programs and Incentives Policies

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- (New) 6. The County will develop and maintain an inventory of publicly owned land that could be suitable for residential use and development to address unmet housing needs. Priority on the use of this land should be given to special needs housing and households at less than 70% of area median income.
- (New) 7. The County promotes the recognition of good design and innovation in affordable housing by the Design Cabinet, County programs, and other channels.

# Legislation Policies

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- (Revised) 1. The County requires that for land development applications proposing development of 50 or more dwelling units with a density greater than one dwelling unit per acre, located in an approved sewer service area, a percentage of the total number of dwellings will be developed as affordable units and given an appropriate density increase.
- (Revised) 2. The County will seek state enabling legislation to allow for the provision of affordable dwelling units in developments less than 50 units as well as buildings four stories or greater with elevators.

# Legislation Policies

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- 3. The County will strengthen ADU Program regulations to do as much as the state code allows to require the development of affordable housing that is interspersed within neighborhoods, communities and throughout the County as a part of new development.
- 4. The County will establish a Housing Authority as provided for by the State Code to develop new affordable housing, rehabilitate housing, and revitalize community infrastructure. Until such time as a Housing Authority is established, the County encourages the Industrial Development Authority to exercise its authority to assist with tax exempt bond financing, leverage gap financing and stimulate cooperative partnerships toward the preservation and production of housing to address unmet needs.

# Legislation Policies

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- 5.The County will amend the Zoning Ordinance to expand the number of districts where manufactured housing, accessory units, and other alternative housing types are allowed.

# Planning Commission Meetings

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- June 4, 2007 Work Session
- June 11, 2007 Work Session
- July 9, 2007 Work Session
- July 16, 2007 Public Hearing
- September 17, 2007 Meeting (may take action)

# Contact Information

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Written comments may be sent to:

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